



## Legislative Council Staff

*Nonpartisan Services for Colorado's Legislature*

# Fiscal Note

**Drafting Number:** LLS 21-0420  
**Prime Sponsors:** Rep. Hooton

**Date:** February 16, 2021  
**Bill Status:** House Trans. & Local Govt.  
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**Bill Topic:** **MODIFICATIONS TO REGULATIONS OF FACTORY-BUILT STRUCTURES**

**Summary of Fiscal Impact:**

- |   |  |
|---|--|
| <input type="checkbox"/> State Revenue                | <input type="checkbox"/> TABOR Refund                |
| <input checked="" type="checkbox"/> State Expenditure | <input checked="" type="checkbox"/> Local Government |
| <input type="checkbox"/> State Transfer               | <input type="checkbox"/> Statutory Public Entity     |

The bill clarifies the jurisdictional authority of local and state governments over the regulation of factory built structures. It will minimally increase state workload in FY 2021-22.

**Appropriation Summary:** No appropriation is required.

**Fiscal Note Status:** The fiscal note reflects the introduced bill.-

## Summary of Legislation

The bill clarifies the jurisdictional authority of the Division of Housing in the Department of Local Affairs (DOLA) to regulate the manufacture and installation of factory-built structures. A local government may not duplicate efforts to review or approve a factory-built structure that is under review or approved by the division, nor may it charge separate building permit fees for plan reviews or inspections performed by the division. A local government may be authorized by the division to perform this work and collect fees.

## State Revenue and Expenditures

The Division of Housing will have a minimal workload increase in FY 2021-22 to update rules and technical assistance related to factory built structures. This bill is not expected to affect fee amounts or cash funds revenue collected by the Division of Housing for this work and no change in appropriations is required.

## Local Government

Some local governments may need to review local ordinance and building codes to ensure they align with state law. Local governments are precluded from charging fees and inspecting factory-built structures, but may be authorized by the Division of Housing to do so. Local governments that previously were doing this work but do not receive authorization from the Division of Housing will have a decrease in fee revenue and workload if they discontinue inspecting factory built structures.

## Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed.

## State and Local Government Contacts

Counties	Information Technology	Law
Local Affairs	Municipalities	Personnel
Special Districts		